



United States Department of the  
Interior

Bureau of Indian Affairs  
Yakama Agency  
P.O. Box 632  
Toppenish, WA 98948



9 July 2008

Ms. Charlotte Boulind-Yeung  
U.S. Environmental Protection Agency  
Region 10-Ground Water Unit  
1200 Sixth Avenue  
Suite 900  
Seattle, WA 98101-3140



RE: Da Stor at Lillie's Corner, 50 West Wapato Road, Wapato, WA  
(EPA UST ID No. 4260115) – Yakama Reservation

Thank you for providing me with the extension needed to locate Bureau of Indian Affairs documents related to Da Stor at Lillie's Corner. This site has been leased to three different tenants involved in fuel distribution over the past 50 years. Many of the older records have been archived and I will continue my effort to identify and retrieve any records that pertain to this site. In the interim I have collected and copied documents, pertinent to your request, that we still have in our files on-site.

All three facility leases were located in the northeast corner of allotment 1136 (area photobase map & attached surveys). Based on the title status report (TSR) there are 43 owners of undivided interests in this allotment but several of the owners have died and their estates are currently in probate. We do not maintain a file of the phone numbers. The names, addresses, and each individual's undivided interest are shown on the attached tract report.

At present I am not certain when the Kelly Oil Company initiated their business lease but it appears to have taken place before 1962. The attached request for a real estate appraisal, dated 4/8/89 contains a picture, facility layout, and description of improvements specific to the Kelly Oil Facility. The attached 4/23/62 survey provides a location foot print for the Kelly Oil business lease, number 14-20-511-257.

The lease to Kelly Oil was eventually cancelled, due to non-payment, and the existing facility was removed by the new tenant, Mr. Robert Ramsey (see attached correspondence dated 8/18/92). The Yakama Nation Realty Officer, Mr. Reuben Bending, indicated that EPA was present during the removal of the Kelly Oil buried tanks. You may have a close out file in your office for these tanks.

Mr. Ramsey's lease took effect on 9/11/89 under the new facility name of the "Eagle Stop N Save". Mr. Ramsey installed new tanks, built the existing store, paved, and

landscaped the area. The leased area was also re-surveyed for Mr. Ramsey by Centaur Land Surveying (Survey dated 8/89). To date we have not located a copy of Mr. Ramsey's facility plans. Based on the lease, Mr. Ramsey was required to carry insurance but in checking with his insurance agent we have determined that he did not have coverage for pollution (Ramsey's lease #124-16268 attached). The lease to Mr. Ramsey was eventually cancelled, after which time Theresa and Arlen Washines became the new tenants (Washines' lease #5-2-1288-0414 attached).

I hope the attached information is helpful. I am very interested in improving our ability to not only monitor existing facilities on trust land, but also in developing better leases for this type of activity. As you review the current facility lease provisions, please keep in mind that I would be very interested in receiving any suggestions that would strengthen environmental compliance and foster a stronger working relationship with your agency.

My understanding is that Mr. Washines is planning to re-open Da Stor in the near future. I would like to offer my assistance in setting up a meeting between you and Mr. Washines for the purpose of developing a better understanding of what is required and insuring that implementation takes place. Please contact Steve Wangemann, BIA-Yakama Agency, Natural Resource Branch at 509-865-2255 extension 4193 or Tim McCoy at extension 4195 with meeting dates that fit into your schedule.

Sincerely,



Guy "Bud" Robbins  
Superintendent

- Attachments:
1. Tract Owner Address Report
  2. Boundary Survey Map (Ramsey 8/89)
  3. Boundary Survey Map (4/23/62) with reference to Kelly Oil lease # 14-20-511-257
  4. 2005 Photobase Map of allotment 1136
  5. Robert Ramsey's Business Lease (9/11/89)
  6. Washines' Business Lease (10/14/2004)
  7. Eagle Stop N Save memo (8/18/92) reference to removal of Kelly Oil facility
  8. Request for Real Estate Appraisal (4/18/89) with reference to existing facility prior to Ramsey lease